

110 000 €

Contact agency
L'Opportunité Immobilière

8 avenue Marie France

06110 Le Cannet

06 20 56 28 66 / info@lopportunite-
immobiliere.com

For sale apartment

1 room

Surface : 24 m²

Surface of the living : 16 m²

Exposition : Sud

View : Mer

Hot water : Collective

Inner condition : GOOD

Standing : GOOD

Building condition : GOOD

Features :

lift, gated, CALM, residential, POOL, AIR
CONDITIONING

1 bathroom

1 WC

Energy class (dpe) : G

Emission of greenhouse gases (ges) : A

Document non contractuel



Apartment 2 Juan-les-Pins

Located in the popular residential area of La Rostagne in Juan-les-Pins, close to the town centre, beaches and Old Antibes, this high-floor studio offers an ideal living environment. It consists of a bedroom-cabin with bunk beds, a living room with kitchenette and lounge area, as well as a pleasant deep terrace offering a superb sea view. Air conditioning completes the comfort of this apartment located in a tourist residence, guaranteeing peaceful rental management. Sold rented with a new 9-year commercial lease, this investment provides the owner with a net annual income of €4,777 excluding VAT, with maintenance, housing tax and charges being fully covered by the operator. A secure and profitable investment in an exceptional environment! Contact us now for more information. This property is distributed based on the authorization of estate agencies using a common transaction software. Fees applicable are those of the estate agency who holds the seller agreement (more information on request).

Fees and charges :

Annual current expenses 2 292 €

Well condominium

97 lots in the condominium 110 000 € fees included

